102.0	0005	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,040,600 / 1,040,600
					USE VALUE:	1,040,600 / 1,040,600
					ASSESSED:	1,040,600 / 1,040,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		DICKSON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROSSELLI MARCIA C
Owner 2:	BONACCI MARCIA L
Owner 3:	
Street 1:	24 DICKSON AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CERBONE VINCENT TRUSTEE -
Owner 2:	24 DICKSON AVE REALTY TRUST -
Street 1:	24 DICKSON AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,550 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1956, having primarily Vinyl Exterior and 2559 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6550.000	606,400	2,700	431,500	1,040,600
Total Card	0.150	606,400	2,700	431,500	1,040,600
Total Parcel	0.150	606,400	2,700	431,500	1,040,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 406.61 | /Parcel: 406.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 66029
GIS Ref:
GIS Ref:
Insp Date: 10/31/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 102.0-0005-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	601,800	2700	6,550.	431,500	1,036,000	1,036,000	Year End Roll	12/18/2019
2019	101	FV	489,300	2800	6,550.	437,700	929,800	929,800	Year End Roll	1/3/2019
2018	101	FV	344,900	2800	6,550.	326,700	674,400	674,400	Year End Roll	12/20/2017
2017	101	FV	344,900	2800	6,550.	295,900	643,600	643,600	Year End Roll	1/3/2017
2016	101	FV	344,900	2800	6,550.	283,600	631,300	631,300	Year End	1/4/2016
2015	101	FV	337,000	2900	6,550.	240,400	580,300	580,300	Year End Roll	12/11/2014
2014	101	FV	337,000	2900	6,550.	228,100	568,000	568,000	Year End Roll	12/16/2013
2013	101	FV	337,000	2900	6,550.	217,000	556,900	556,900		12/13/2012

!8179!

PRINT

Date	Time
12/10/20	22:45:35

LAST REV

Date	Time
11/12/19	11:06:33
danam	
8179	

USER DEFINED

Prior Id # 1:	66029
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CERBONE VINCENT	69787-8		8/17/2017		995,000	No	No		
CERBONE VINCENT	56390-520		1/31/2011	Convenience	1	No	No		
CERBONE VINCENT	56318-163		1/20/2011	Convenience	1	No	No		
CERBONE VINCENT	52438-420		3/20/2009	Family	1	No	No		
CERBONE VINCENT	52421-409		3/17/2009	Family	1	No	No		
CERBONE VINCENT	49384-290		5/1/2007	Family	1	No	No		
FOLEY HELEN E	32331-69		2/5/2001		324,500	No	No		
	16747-282		1/1/1986		155,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/1/2019	592	Re-Roof	18,900	C				
6/6/2018	754	Redo Bas	75,000	C				
4/2/2009	198	Addition	100,000	O		G10	GR FY10	REBUILD GAR 4 FT W
3/22/2002	211	Addition	55,000	O		G4	GR FY04	ADD 2ND LEVEL+KITC

ACTIVITY INFORMATION

Date	Result	By	Name
10/31/2018	MEAS&NOTICE	BS	Barbara S
7/1/2009	Info Fm Prmt	BR	B Rossignol
12/5/2008	Meas/Inspect	372	PATRIOT
4/13/2006	Fieldrev-Chg	BR	B Rossignol
5/18/2001	MLS	MM	Mary M
11/20/1999	Inspected	264	PATRIOT
11/9/1999	Mailer Sent		
10/21/1999	Measured	264	PATRIOT
7/30/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6550		Sq. Ft.	Site		0	70.	0.94	5									431,549						431,500	

Total AC/HA: 0.15037 | Total SF/SM: 6550 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 431,549 | Spl Credit | Total: 431,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	7 - Brick	20	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	S - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.15970874
Const Adj.:	1.36066401
Adj $ / SQ:	197.247
Other Features:	113648
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	679805
Depreciation:	73419
Depreciated Total:	606386

COMMENTS

SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	7	BRs:	3	Baths:	2	HB						

REMODELING

Exterior:	
Interior:	
Additions:	2002
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

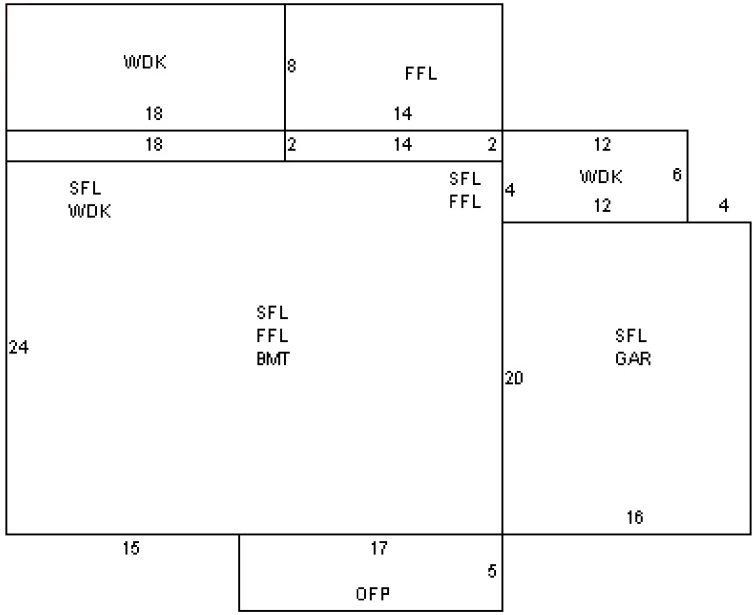
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	216.97
Special Features:	0	Val/Su Net:	174.00
Final Total:	606400	Val/Su SzAd	294.37

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,152	197.250	227,228
FFL	First Floor	908	197.250	179,100
BMT	Basement	768	104.850	80,524
GAR	Garage	320	31.040	9,933
WDK	Deck	252	13.560	3,418
OFP	Open Porch	85	48.860	4,153

Net Sketched Area:	3,485			Total:	504,356
Size Ad	2060	Gross Are	3485	FinArea	2559

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	65	V	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

102.0-0005-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	12X8	A	AV	1995	0.00	T	19.2	101						
9	Pool A-R	D	Y	1	24X16	A	AV	1995	8.60	T	19.2	101			2,700			2,700

More:	N	Total Yard Items:	2,700	Total Special Featues:	Total: 2,700